

Amy F. Sorenson, Esq.  
 Nevada Bar No. 12495  
 Andrew M. Jacobs, Esq.  
 Nevada Bar No. 12787  
 Wayne Klomp, Esq.  
 Nevada Bar No. 10109  
 SNELL & WILMER L.L.P.  
 50 West Liberty Street, Suite 510  
 Reno, NV 89501-1961  
 Telephone: (775) 785-5440  
 Facsimile: (775) 785-5441  
 Email: asorenson@swlaw.com  
 ajacobs@swlaw.com  
 wklomp@swlaw.com  
*Attorneys for Plaintiff and Counter Defendant*  
*Wells Fargo Bank, N.A.*

## UNITED STATES DISTRICT COURT

## DISTRICT OF NEVADA

WELLS FARGO BANK, N.A., a national  
banking association;

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a  
 Nevada limited-liability company; FIESTA  
 DEL NORTE HOMEOWNERS  
 ASSOCIATION, a Nevada non-profit  
 corporation; ALESSI & KOENIG, LLC, a  
 Nevada limited-liability company;

Defendants.

SFR INVESTMENTS POOL 1, LLC, a  
 Nevada limited-liability company,

Counter Claimant,

vs.

WELLS FARGO BANK, N.A., a national  
 banking association; EDGAR I. TREYES, an  
 individual,

Counter Defendant,  
 Cross Defendant.

Case No.: 2:15-cv-00800-GMN-CWH

**STIPULATION AND ORDER TO STAY  
CASE AND POSTPONE SETTLEMENT  
CONFERENCE**

**(FIRST REQUEST)**

**STIPULATION**

Pursuant to Local Rules 6-1 and 7-1, it is hereby stipulated by and between Plaintiff Wells Fargo Bank, N.A. (“Wells Fargo”), Defendant and Counter-Claimant SFR Investments Pool 1, LLC (“SFR”), Defendant Fiesta Del Norte Homeowners Association (“HOA”), and Defendant Alessi & Koenig, LLC (“Alessi”), through their respective attorneys, as follows:

WHEREAS on May 25, 2016, the Court referred this case to the Magistrate Judge for a settlement conference pursuant to LR 16-5 (ECF No. 50); and

WHEREAS on June 20, 2016, the Magistrate Judge issued an Order granting a stipulation to continue the settlement conference (ECF No. 55) and setting the settlement conference for September 16, 2016; and

WHEREAS the Ninth Circuit Court of Appeals issued a decision in *Bourne Valley Court Trust v. Wells Fargo Bank, N.A.*, 2016 WL 4254983, \_\_\_ F.3d \_\_\_ (9th Cir. August 12, 2016), determining that the statute at issue in this case violated due process; and

WHEREAS a petition for rehearing has been filed and an order for response has been filed in *Bourne Valley*, and no mandate has yet issued in that case,

Now therefore, the Parties stipulate and agree to stay this litigation and postpone the settlement conference pending a resolution of the issues raised in *Bourne Valley*, which issues may impact this case.

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The stay may be lifted by stipulation of the parties or by motion.

DATED this 14th day of September, 2016.

DATED this 14th day of September, 2016.

SNELL & WILMER L.L.P.

KIM GILBERT EBRON

By: /s/ Wayne Klomp  
 Amy F. Sorenson, Esq.  
 Nevada Bar No. 12495  
 Andrew M. Jacobs, Esq.  
 Nevada Bar No. 12797  
 Wayne Klomp, Esq.  
 Nevada Bar No. 10109  
 50 West Liberty Street, Suite 510  
 Reno, Nevada 89501-1961  
 Telephone: (775) 785-5440  
 Facsimile: (775) 785-5441  
 Attorneys for Plaintiff Wells Fargo Bank

By: /s/ Jacqueline A. Gilbert  
 Jacqueline A. Gilbert, Esq.  
 Nevada Bar No. 10593  
 Diana Cline Ebron, Esq.  
 Nevada Bar No. 10580  
 Karen L. Hanks, Esq.  
 Nevada Bar No. 9578  
 7625 Dean Martin Drive, Suite 110  
 Las Vegas, Nevada 89139  
 Telephone: (702) 485-3300  
 Facsimile: (702) 485-3301  
 Attorneys for Defendant SFR Investments  
 Pool 1, LLC

DATED this 13th day of September, 2016.

ALESSI & KOENIG, LLC

By: /s/ Steven T. Loizzi, Jr.  
 Steven T. Loizzi, Jr., Esq.  
 Nevada Bar No. 10920  
 9500 W Flamingo Rd., Ste. 205  
 Las Vegas, NV 89147  
 Telephone: (702) 222-4033  
 Facsimile: (702) 222-4043  
 Attorneys for Alessi & Koenig, LLC and Fiesta  
 Del Norte Homeowners Association

Snell & Wilmer  
 L.L.P.

LAW OFFICES  
 50 WEST LIBERTY STREET, SUITE 510  
 RENO, NEVADA 89501-1961  
 (775) 785-5440

**ORDER**

**IT IS HEREBY ORDERED** that this case is administratively **STAYED** pending exhaustion of all appeals of *Bourne Valley Court Trust v. Wells Fargo Bank*, No. 15-15233 (9th Cir. Aug. 12, 2016). Once exhaustion occurs, any party may move to lift the stay. Until that time, all proceedings in this action are stayed.

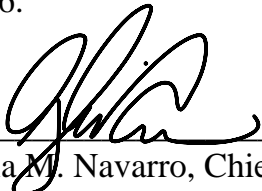
**IT IS FURTHER ORDERED** that pursuant the Parties' joint request in Stipulation (ECF No. 61), the settlement conference set for September 16, 2016, is hereby **VACATED**. Nevertheless, this Order does not prevent the parties from continuing to engage in settlement negotiations with the assistance of the Magistrate Judge.

**IT IS FURTHER ORDERED** that all pending motions are **DENIED** without prejudice with leave to refile within twenty-one days after the stay is lifted.

**IT IS FURTHER ORDERED** that current occupant, SFR Investments Pool 1, LLC ("SFR"), who purchased the Property at the HOA foreclosure sale, shall care for, preserve, and maintain the Property.

**IT IS FURTHER ORDERED** that, beginning on March 15, 2017, the parties must file a joint status report updating the Court on the status of this case every one-hundred and eighty days. Along with the joint status report, SFR shall submit a statement affirming that all expenses necessary to maintain the property, including but not limited to, timely and full payment of all homeowners association assessments, property taxes, and property insurance premiums due and owing or past due at any time during the effective period of this Stay are current and up to date.

**DATED** this 15 day of September, 2016.

  
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Gloria M. Navarro, Chief Judge  
United States District Judge

**CERTIFICATE OF SERVICE**

I hereby certify that on September 14, 2016, I electronically filed the foregoing with the Clerk of Court for the U.S. District Court, District of Nevada by using the Court's CM/ECF system. Participants in the case who are registered CM/ECF users will be served by the CM/ECF system, including the following:

Howard C. Kim, Esq.  
Diana Cline Ebron, Esq.  
Jacqueline A. Gilbert, Esq.  
Kim Gilbert Ebron  
7625 Dean Martin Drive, Suite 110  
Las Vegas, NV 89139  
howard@kgelegal.com  
diana@kgelegal.com  
jackie@kgelegal.com  
*Attorneys for SFR Investments Pool 1, LLC*

Steven T. Loizzi, Jr., Esq.  
Alessi & Koenig, LLC  
9500 W. Flamingo Rd., Ste 205  
Las Vegas, NV 89147  
steve@alessikoenig.com  
*Attorneys for  
Fiesta Del Norte Homeowners Association  
and Alessi & Koenig, LLC*

DATED: September 14, 2016

/s/ Lara J. Taylor  
An Employee of Snell & Wilmer L.L.P.

**Snell & Wilmer**  
LLP

LAW OFFICES  
50 WEST LIBERTY STREET, SUITE 510  
RENO, NEVADA 89501-1961  
(775) 785-5440